

TENATIVE PLAT OF "NETHERTON GREENS"

A PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 14 AND A PORTION OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 52 SOUTH, RANGE 41 EAST.

MIAMI-DADE COUNTY, FLORIDA.

DESCRIPTION: (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. CD07-111871 - NETHERTON GREENS PROPERTY)

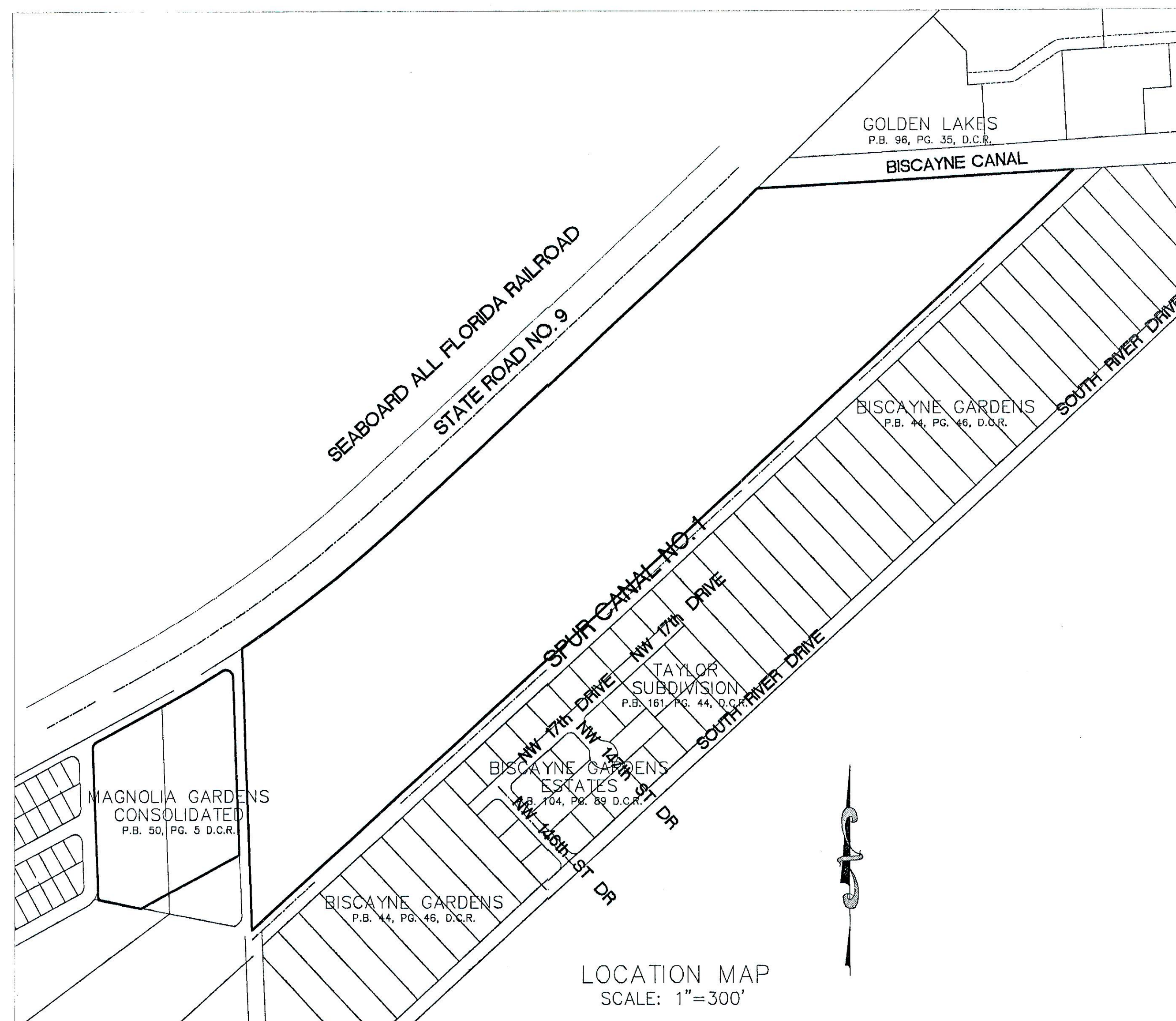
PARCEL 1:
THE SOUTH HALF OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LYING SOUTH OF THE CENTER LINE OF MAIN BISCAYNE CANAL AND WESTERLY FROM THE CENTER LINE OF THE BISCAYNE CANAL SPUR NO. 1 AND EASTERLY FROM THE RIGHT OF WAY LINE OF SEABOARD ALL FLORIDA RAILROAD. ALSO THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LYING WESTERLY FROM THE CENTER LINE OF THE BISCAYNE CANAL SPUR NO. 1 AND EASTERLY FROM THE RIGHT OF WAY OF THE SEABOARD ALL FLORIDA RAILROAD.

PARCEL 2:
ALSO THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LYING WEST OF THE CENTER LINE OF THE BISCAYNE CANAL SPUR NO. 1.

LESS THE RIGHT OF WAY OF STATE ROAD NO. 9 AS SHOWN ON PLAT BOOK 46, AT PAGE 90 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AS IT PERTAINS TO THE ABOVE DESIGNATED PARCELS. ALSO LESS THE NORTH 50 FEET OF THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LYING SOUTH OF THE CENTER LINE OF BISCAYNE CANAL, WESTERLY FROM SPUR CANAL NO. 1 AND EASTERLY FROM THE SEABOARD ALL FLORIDA RAILROAD RIGHT OF WAY.

SUBJECT TO THE RIGHT OF WAY FOR BISCAYNE CANAL SPUR NO. 1 AS DESCRIBED IN DEED BOOK 827, PAGE 364 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 53.49 ACRES, MORE OR LESS.



CONTACT PERSON INFORMATION

Name: Martin P. Rossi

Telephone Number: (954) 436-7000 ext. 267

Fax Number: (954) 737-2958

e-mail address: mrossi@millerlegg.com

PREPARED BY:

MILLER LEGG

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Pembroke Pines, Florida • 33024-3200
954-436-7000 • Fax: 954-436-8664
www.millerlegg.com

Certificate of Authorization: LB6680

THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE FOR THE SPECIFIC PURPOSE OF SUBDIVISION DESIGN.
DATED THIS 14th DAY OF FEBRUARY, 2008 A.D.

Martin P. Rossi

MARTIN P. ROSSI

PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 5857

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

BEARINGS SHOWN ARE BASED ON AN ASSUMED BEARING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9 HAVING A BEARING OF N 47°08'38" E.

SUBJECT PROPERTY WAS NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS OR OTHER MATTERS OF RECORD.

RECORD DIRECTIONS AND DISTANCES AND FIELD MEASURED DIRECTIONS AND DISTANCES ARE WITHIN REQUIRED ACCURACY FOR THIS SURVEY UNLESS OTHERWISE SHOWN.

SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.

BURIED FOUNDATIONS AND UNDERGROUND UTILITIES, IF ANY, NOT LOCATED.

NO VISIBLE ABOVE GROUND ENCROACHMENTS EXCEPT AS NOTED.

ELEVATION NOTE:
ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, ARE SHOWN THUS: 6.43'
AND ARE BASED ON DADE COUNTY BENCHMARK #B-18-1
ELEVATION = 15.16'

FEDERAL EMERGENCY MANAGEMENT AGENCY
ZONE: AE
BASE FLOOD ELEVATION 6' & 7' (AS SHOWN ON DRAWING)
COMMUNITY PANEL NO. 120635 0090 J
DATE OF FIRM INDEX 3-2-94

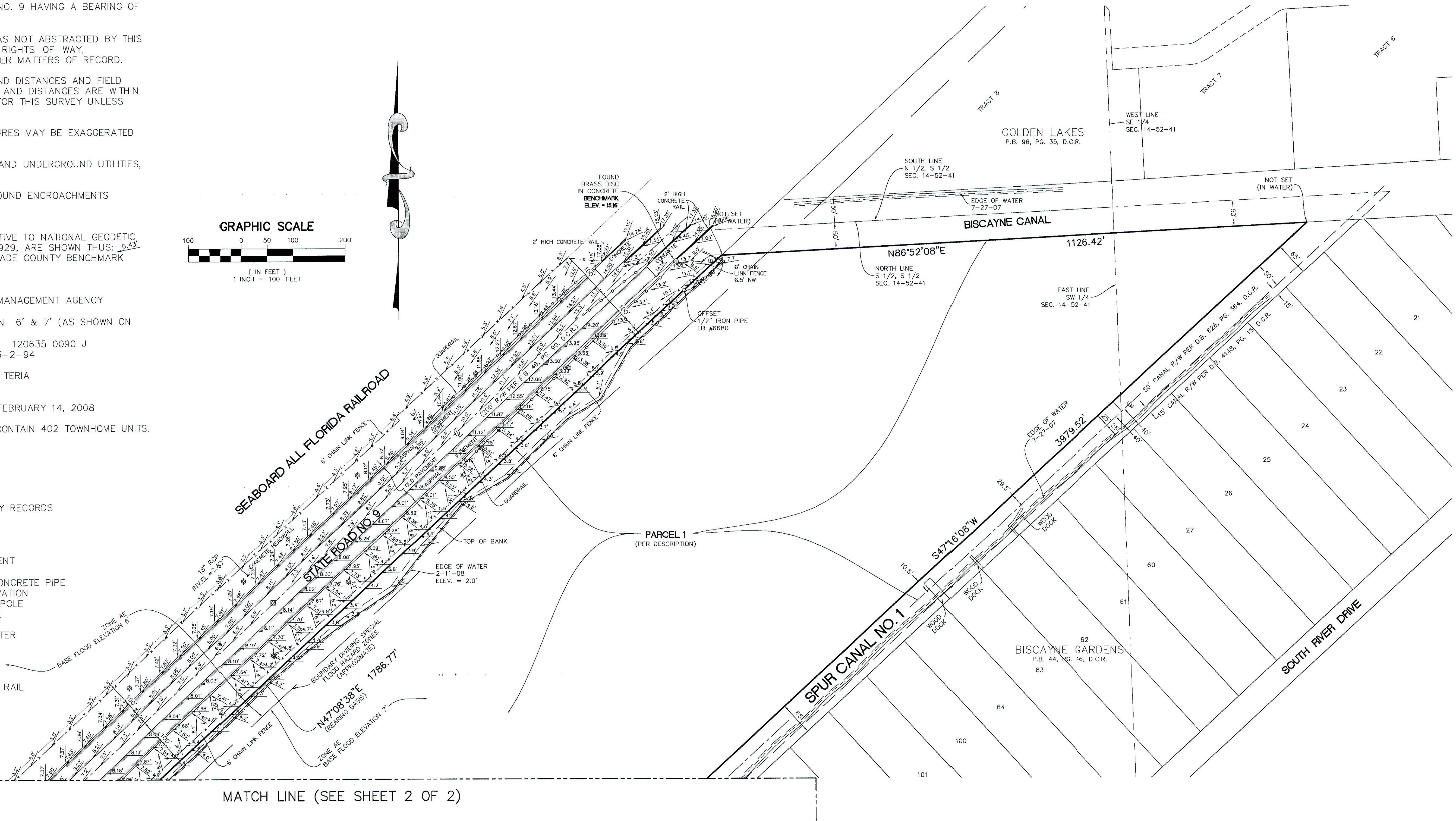
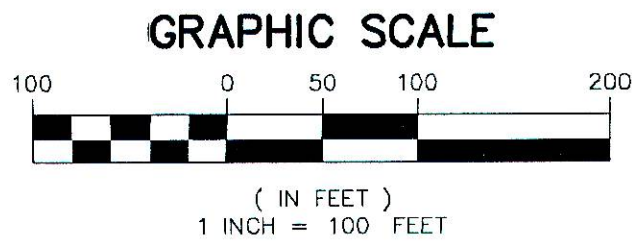
MIAMI-DADE FLOOD CRITERIA
ELEVATION 5.5'

LAST DATE IN FIELD: FEBRUARY 14, 2008

THIS PROPERTY WILL CONTAIN 402 TOWNHOME UNITS.

LEGEND:

- P.B. = PLAT BOOK
- P.G. = PAGE
- D.B. = DEED BOOK
- D.C.R. = DADE COUNTY RECORDS
- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- R/W = RIGHT OF WAY
- U.E. = UTILITY EASEMENT
- C = CENTER LINE
- RCP = REINFORCED CONCRETE PIPE
- INV.EL. = INVERT ELEVATION
- ☆ = ALUMINUM LIGHT POLE
- ☆ = WOOD LIGHT POLE
- ⊞ = ELECTRIC BOX
- ⊞ = FPL ELECTRIC METER
- ⊞ = ANCHOR
- ⊞ = SIGN
- ⊞ = CATCH BASIN
- ⊞ = FENCE
- ⊞ = GUARD RAIL



PREPARED BY:

MILLER LEGG

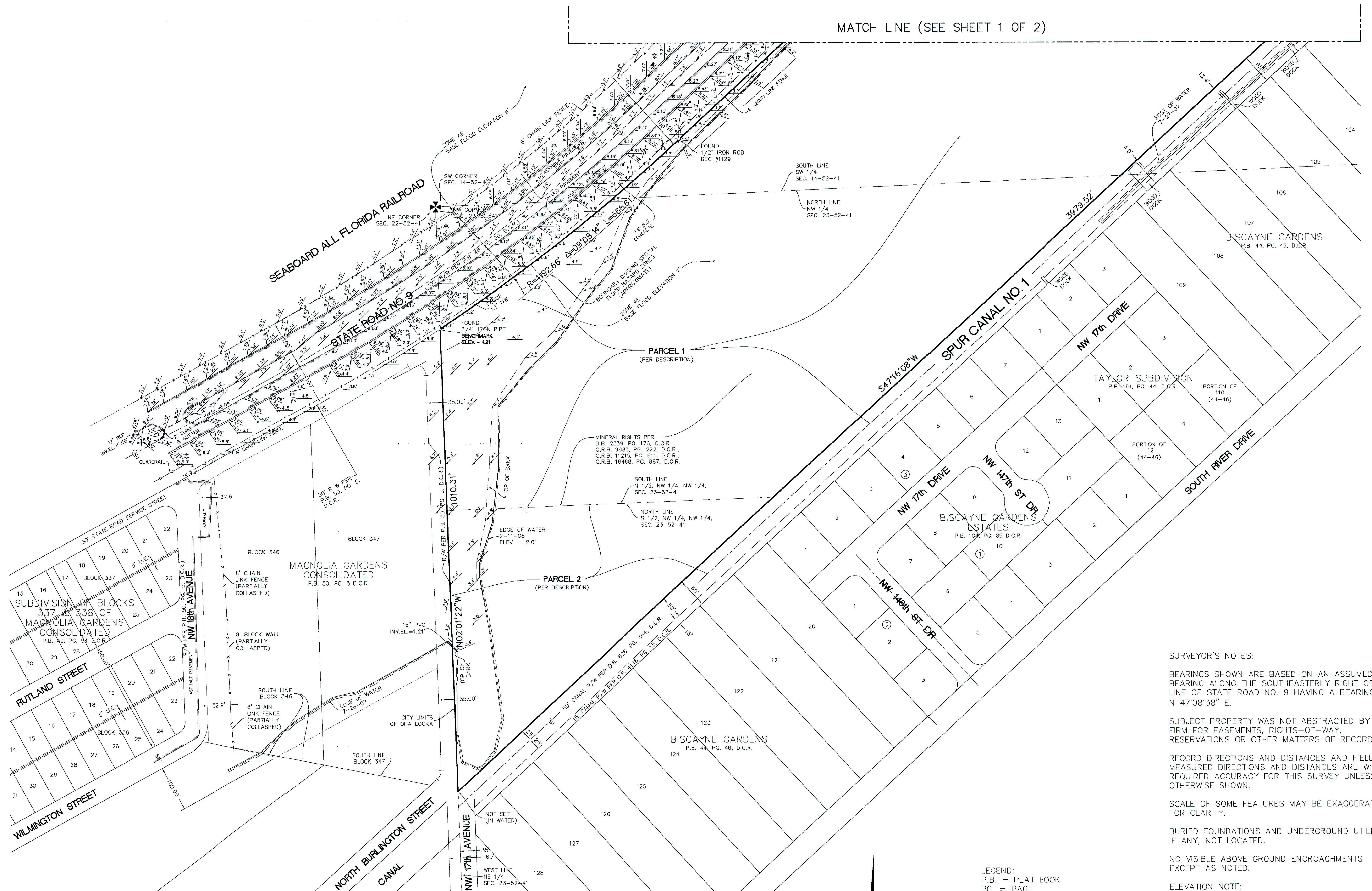
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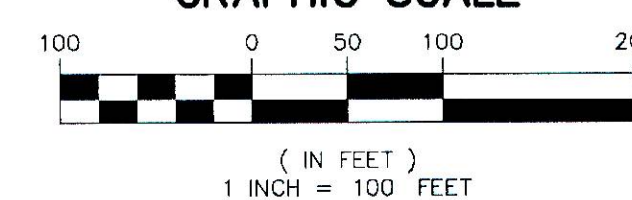
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GRAPHIC SCALE



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